

**FOR SALE**

34, Tunstall Lane, Pemberton, WN5 9HB

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





### 34, Tunstall Lane, Pemberton, WN5 9HB

*Superb two bed stone terrace home in popular location & available with no onward chain.*



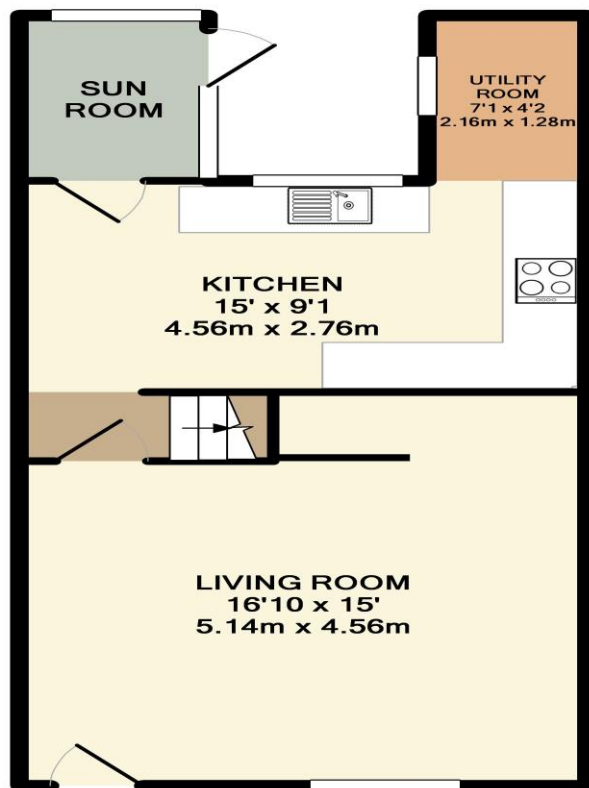
- Pretty stone terrace
- No onward chain
- Popular main road setting
- Viewings essential
- 2 bedrooms / 2 reception rooms
- Well presented throughout
- Modern fitted kitchen & bathroom
- 834 SQFT

Now available for sale and offered with NO ONWARD CHAIN is this beautiful garden fronted mid-terrace home. This stunning property is located on the popular Tunstall Lane in Pemberton - this pretty, stone terrace is set across two floors and offers a generous 834 square feet of living space. Conveniently resting less than half a mile to Pemberton Train Station, which has links to both the cities of Manchester & Liverpool, the home also benefits from numerous amenities such as shops, pubs & eateries literally on its doorstep. Internally, the property is in excellent decorative condition throughout, with the ground floor in brief comprising a spacious main lounge, a modern fitted dining kitchen to the rear, plus a useful utility room & small lean-to. Upstairs, the property provides two bedrooms, both of which are doubles, plus the modern bathroom suite. Externally there are terrace-style gardens to both the front & the rear, with the rear being low maintenance, enclosed & private. This would make an superb FIRST TIME BUYERS property or an excellent investment opportunity given its TURN KEY condition. Early viewings are highly recommended.

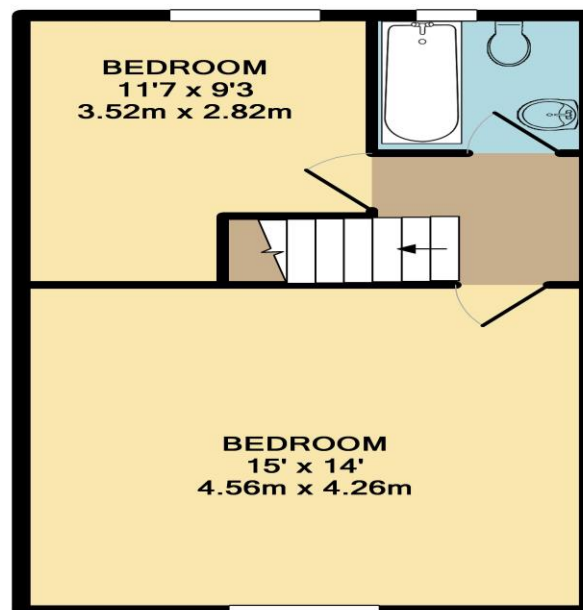








GROUND FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)

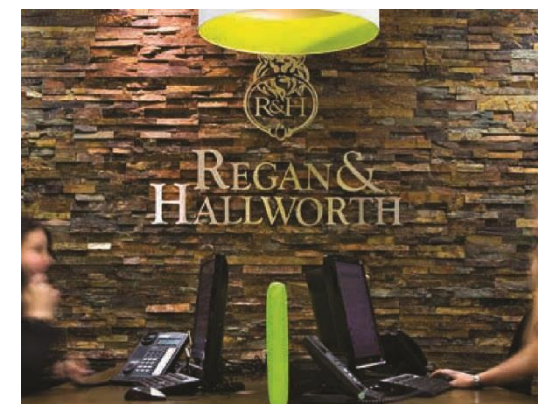


1ST FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)



**TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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#### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

#### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)

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